

Tryon Business Center II CUP Approval Conditions January 13, 2010

- a. Construction Plans: Final, detailed construction plans including site, grading, stormwater control, erosion control, landscaping, lighting, and architectural elevations, shall be submitted to the Zoning Officer for review and approval prior to the issuance of a Zoning Compliance Permit. The plans shall conform in all respects to the plans approved as part of the Conditional Use-2 Permit application, including any authorized changes approved by the Board at the hearing, and demonstrate compliance with all applicable approval conditions and standards of the Zoning Ordinance.
- b. Stormwater Control Plan: The applicant shall submit a Stormwater Control Plan for review and approval by the Erosion Control Division of the Orange County Planning and Inspections Department. Written evidence of plan approval shall be submitted to the Zoning Officer prior to the issuance of the Zoning Compliance Permit.
- c. Stormwater Best Management Practice (BMP) Construction Certification: A certification letter signed and sealed by the designing engineer stating that the on-site stormwater control BMPs, as constructed, will function properly shall be submitted to the Zoning Officer prior to the issuance of a Certificate of Occupancy for the project.
- d. Stormwater BMP Operation and Maintenance Plan: A Stormwater BMP Operation and Maintenance Plan prepared by the designing engineer and executed by the property owner shall be recorded with the Orange County Register of Deeds Office. The plan shall include the owner's financial responsibility and include the maintenance schedule of the facilities to ensure that it continues to function as originally intended. Evidence of the recordation of the Operation and Maintenance Plan shall be provided to the Zoning Officer prior to the issuance of a Certificate of Occupancy for the project.
- e. Stormwater As-built Plan: An "as-built" plan for all stormwater management facilities shall be submitted to the Zoning Officer after final construction is completed and before a Certificate of Occupancy is issued for the project.
- f. As-built Site Survey: An as-built survey prepared by a professional land surveyor showing all above ground structures including, but not limited to, buildings, eave overhangs, awnings, HVAC units, fencing, parking lot and driveways, freestanding signs, dumpster compounds, freestanding identification signs, stormwater control facilities and freestanding light poles shall be submitted to the Zoning Officer prior to the issuance of a Certificate of Occupancy for the project.